

156.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

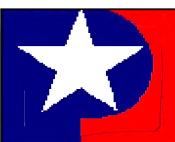
753,800 / 753,800

USE VALUE:

753,800 / 753,800

ASSESSED:

753,800 / 753,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
256		WACHUSETT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: DE BURCA DONAL &	
Owner 2: DE BURCA GEORGINA B LIEBERMAN	
Owner 3:	

Street 1: 256 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SMITH THOMAS M JR -

Owner 2: SMITH ARMSTRONG LISA -

Street 1: 256 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1693 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3574		Sq. Ft.	Site		0	70.	1.48	7									369,053						369,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3574.000	379,700	5,000	369,100	753,800		103685
Total Card	0.082	379,700	5,000	369,100	753,800	Entered Lot Size	GIS Ref
Total Parcel	0.082	379,700	5,000	369,100	753,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	445.25	/Parcel: 445.25	Land Unit Type:	Insp Date
							06/11/18

PREVIOUS ASSESSMENT								Parcel ID	156.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,700	5000	3,574.	369,100	753,800		Year end	12/23/2021
2021	101	FV	368,400	5000	3,574.	369,100	742,500		Year End Roll	12/10/2020
2020	101	FV	368,500	5000	3,574.	369,100	742,600	742,600	Year End Roll	12/18/2019
2019	101	FV	278,900	5000	3,574.	369,100	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	287,800	5000	3,574.	311,100	603,900	603,900	Year End Roll	12/20/2017
2017	101	FV	287,800	5000	3,574.	284,700	577,500	577,500	Year End Roll	1/3/2017
2016	101	FV	287,800	5000	3,574.	242,500	535,300	535,300	Year End	1/4/2016
2015	101	FV	267,700	5000	3,574.	210,900	483,600	483,600	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SMITH THOMAS M	59308-60		6/15/2012		560,000	No	No				
PIANTES COSTA H	47892-409		7/28/2006		507,000	No	No				
	11906-236		10/20/1970		24,000	No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/14/2011	32	Redo Bat	3,800					HBTH	6/11/2018	MEAS&NOTICE	BS	Barbara S					
10/18/2006	896	Manual	2,600					REMOVE CARRYING WA	9/15/2012	MLS	EMK	Ellen K					
									3/6/2009	Inspected	163	PATRIOT					
									12/15/2008	Measured	372	PATRIOT					
									11/14/2006	MLS	MM	Mary M					
									1/31/2000	Inspected	276	PATRIOT					
									11/24/1999	Measured	268	PATRIOT					
									7/13/1993		MF						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

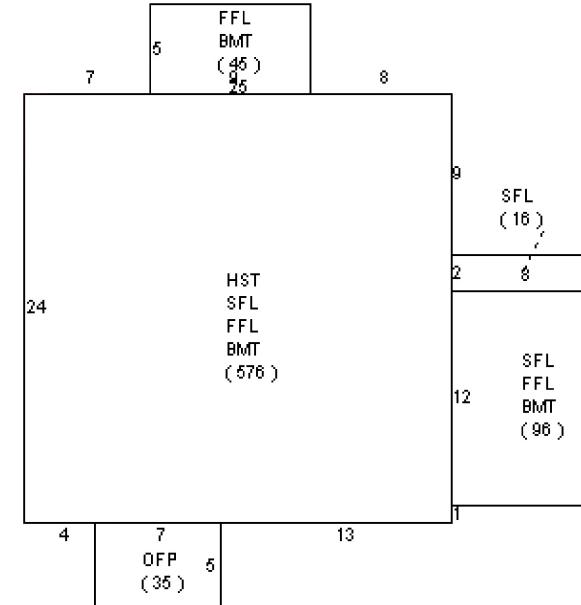
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	161.02	
Special Features:	0	Val/Su Net:	155.30	
Final Total:	379700	Val/Su SzAd:	224.28	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	717	48.310	34,636
FFL	First Floor	717	161.020	115,453
SFL	Second Floor	688	161.020	110,784
HST	Half Story	288	161.020	46,375
OPF	Open Porch	35	42.910	1,502

Net Sketched Area:		Total:	308,750
Size Ad	1693	Gross Area	2733
		FinArea	1693

**SUB AREA DETAIL****IMAGE**

**AssessPro** Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X28	A	GD	1930	23.12	T	30	101			5,000			5,000

More: N

Total Yard Items: 5,000 Total Special Features: [ ] Total: 5,000